

Chapter 17.28

ONE AND TWO FAMILY RESIDENTIAL DISTRICT (R-2)

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17.28.010 **Generally.**

In R-2 districts, the following regulations shall apply, except as otherwise provided herein. (Ord. 386 § 720, 2002)

17.28.020 **Uses permitted.**

- A. Uses permitted in R-1 districts;
- B. Two-family dwellings;

 mily dwellings into two-family dwellings in accordance with the lot area, frontage and yard requirements as set forth in this section;

D. See Sections 17.68.100 through 17.68.130 for special uses. (Ord. 386 § 721, 2002)

17.28.030 Accessory uses.

Accessory uses as permitted and regulated in the R-1 district. (Ord. 386 § 722, 2002)

17.28.040 Building height limit.

Same as in R-I district.

(Ord. 386 § 723, 2002)

17.28.050 Minimum lot area.

Six thousand five hundred (6,500) square feet for each single-family dwelling and eight thousand one hundred (8,100) square feet for each two-family dwelling; however, where public sewer and water facilities are not available, not less than twenty thousand (20,000) square feet. If public water only is available, not less than ten thousand (10,000) square feet. (Ord. 386 § 724, 2002)

17.28.060 Minimum lot width.

Fifty (50) feet for a single-family dwelling or two-family dwelling. Where public sewer and water facilities are not available one hundred (100) feet. If public water only is available, eighty (80) feet. (Ord. 386 § 725, 2002)

17.28.070 Minimum front yard depth.

Thirty (30) feet. The front yard shall be measured from the proposed right-of-way line. (Ord. 386 § 726, 2002)

17.28.080 Minimum side yard width (each side).

Seven feet for a dwelling and seven feet for any other building. (Ord. 386 § 727, 2002)

17.28.090 Minimum rear yard depth.

Twenty-five (25) feet for a dwelling.

(Ord. 386 § 728, 2002)

17.28.100 Exceptions.

See Sections 17.68.100 through 17.68.130.

(Ord. 386 § 729, 2002)